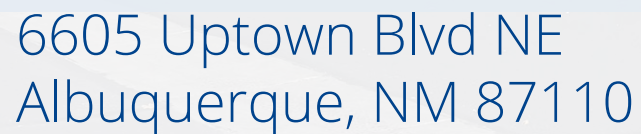


The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, set against a blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

Colliers

A large, semi-transparent blue rectangular overlay is positioned on the left side of the image. It contains the text "For Lease" in a white, sans-serif font.

For Lease

A white rectangular overlay is positioned on the left side of the image, below the "For Lease" text. It contains the address "6605 Uptown Blvd NE" and "Albuquerque, NM 87110" in a blue, sans-serif font.

6605 Uptown Blvd NE
Albuquerque, NM 87110

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Colliers | Albuquerque-Santa Fe
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

6605 Uptown Blvd NE | For Lease

Perfect Location



Prime location between two major shopping centers and companion restaurants on site. Walking distance to numerous services and amenities. Easy access with convenient and abundant parking. Quick access to I-40. Comcast Business class fiber optic, Century Link fiber optic and other telecom services available. Full Service Lease. On site Property Management.



Parking
3.5/1,000



Bike Score
78



Walk Score™
81



Accessibility



<5 minutes
from I-40



<10 minutes
from I-25



Sunport Airport
20 min. Drive



Year Built:
1983

6605 Uptown Blvd NE | For Lease

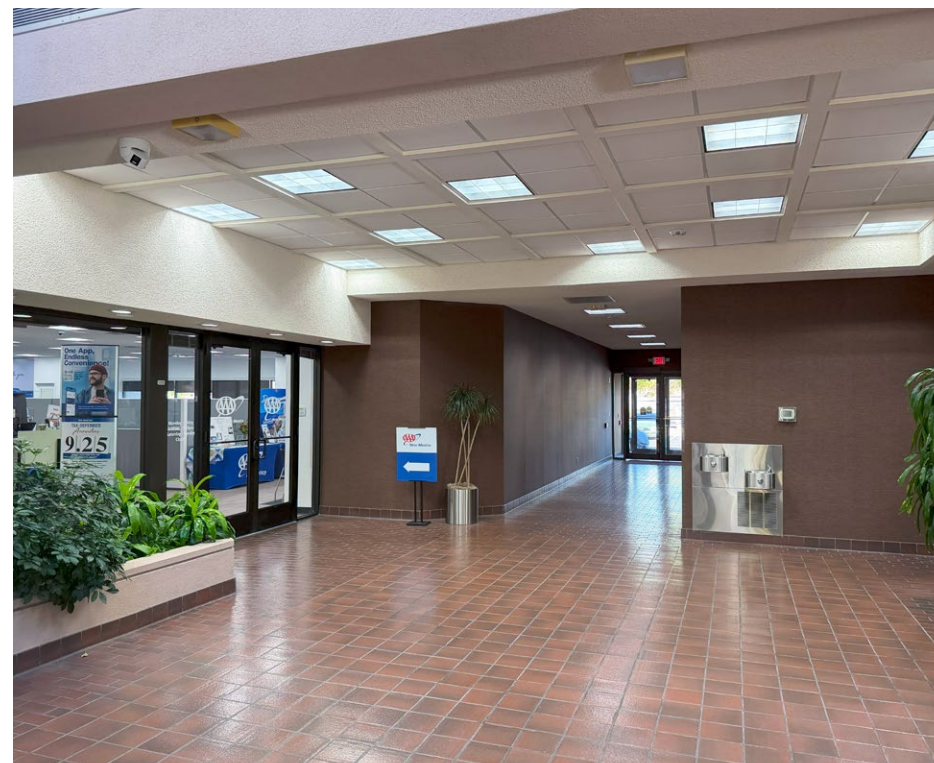
Property Profile

Overview

The Uptown Square office building is situated in Albuquerque's vibrant Uptown district, with easy access to I-40 and I-25. Suite 260 ($\pm 1,026$ SF) is move-in ready, modestly furnished with desks, chairs, and shelves. The space is ideal for small businesses, professional services, or satellite offices with a flexible layout to accommodate private offices, collaborative space, or client meetings. The abundant natural light and efficient floor plan creates a welcoming environment for staff and clients.

Details

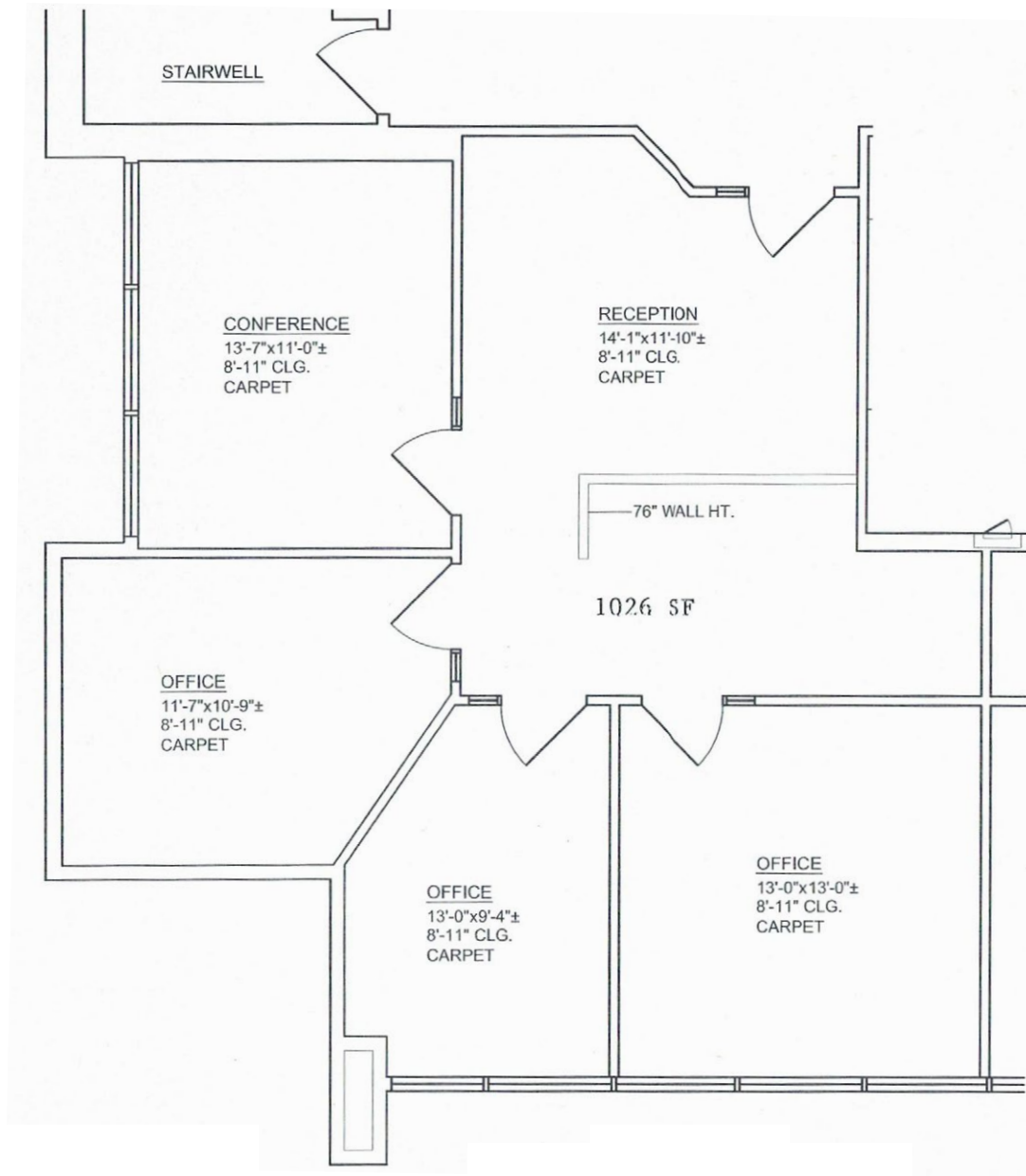
Lease Rate	\$22.00 /RSF	
Lease Type	Full Service	
Space Available	Suite 260	$\pm 1,026$ RSF
	Suite 300	$\pm 2,543$ RSF
	Suite 330	$\pm 1,392$ RSF
Building Size	39,610 SF	
Submarket	Uptown	
Zoning	MX-H (Click for more info)	



6605 Uptown Blvd NE | For Lease

Suite 260 Floor Plan

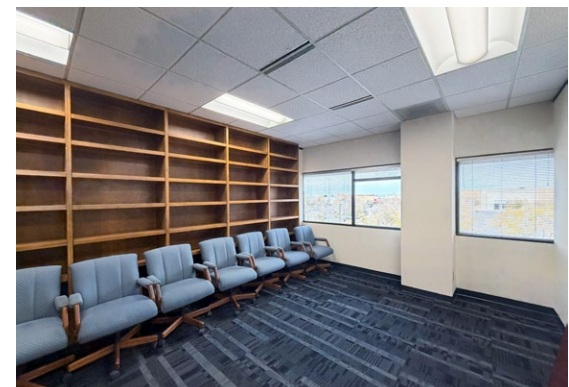
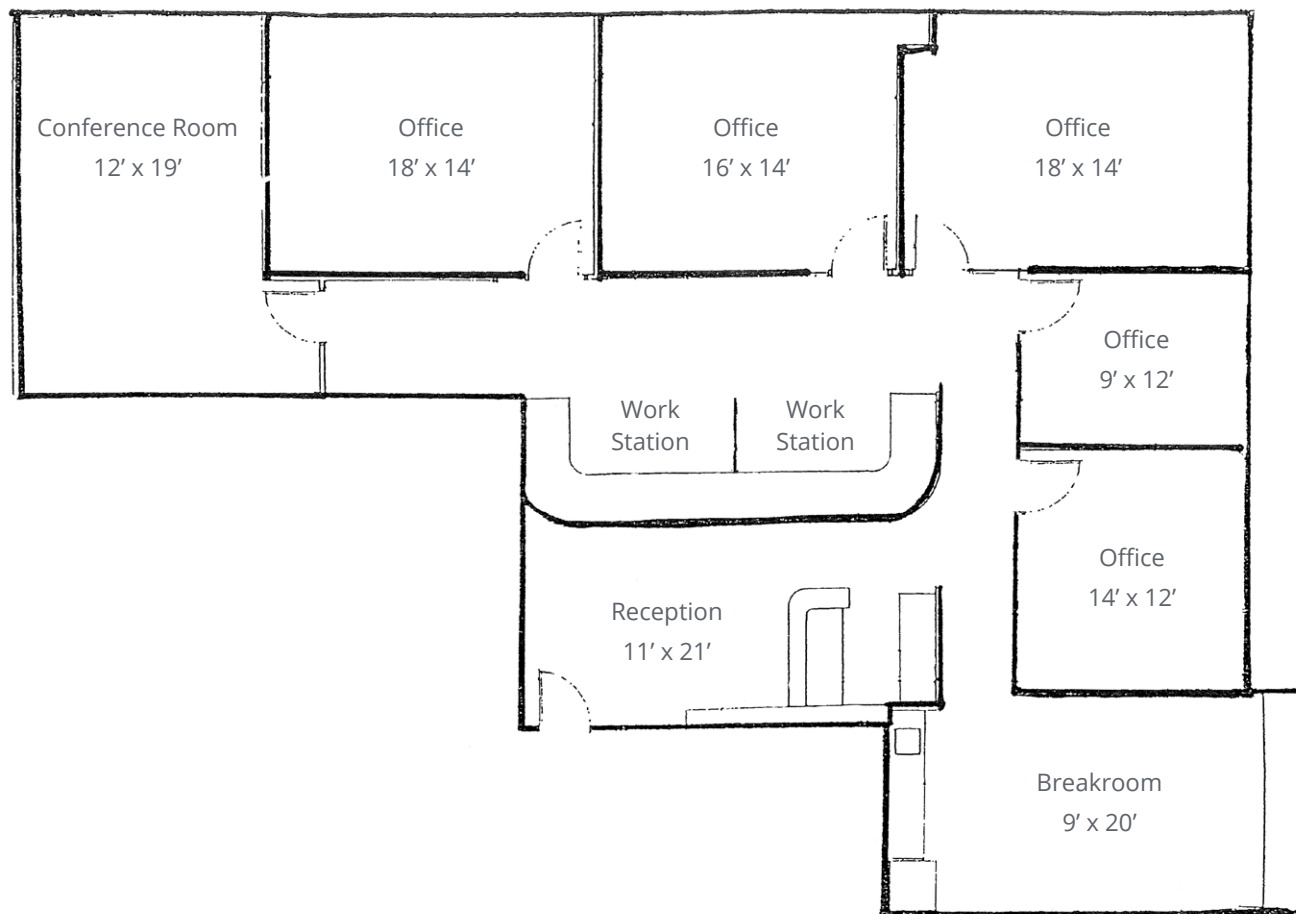
± 1,026 RSF



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Suite 300 Floor Plan

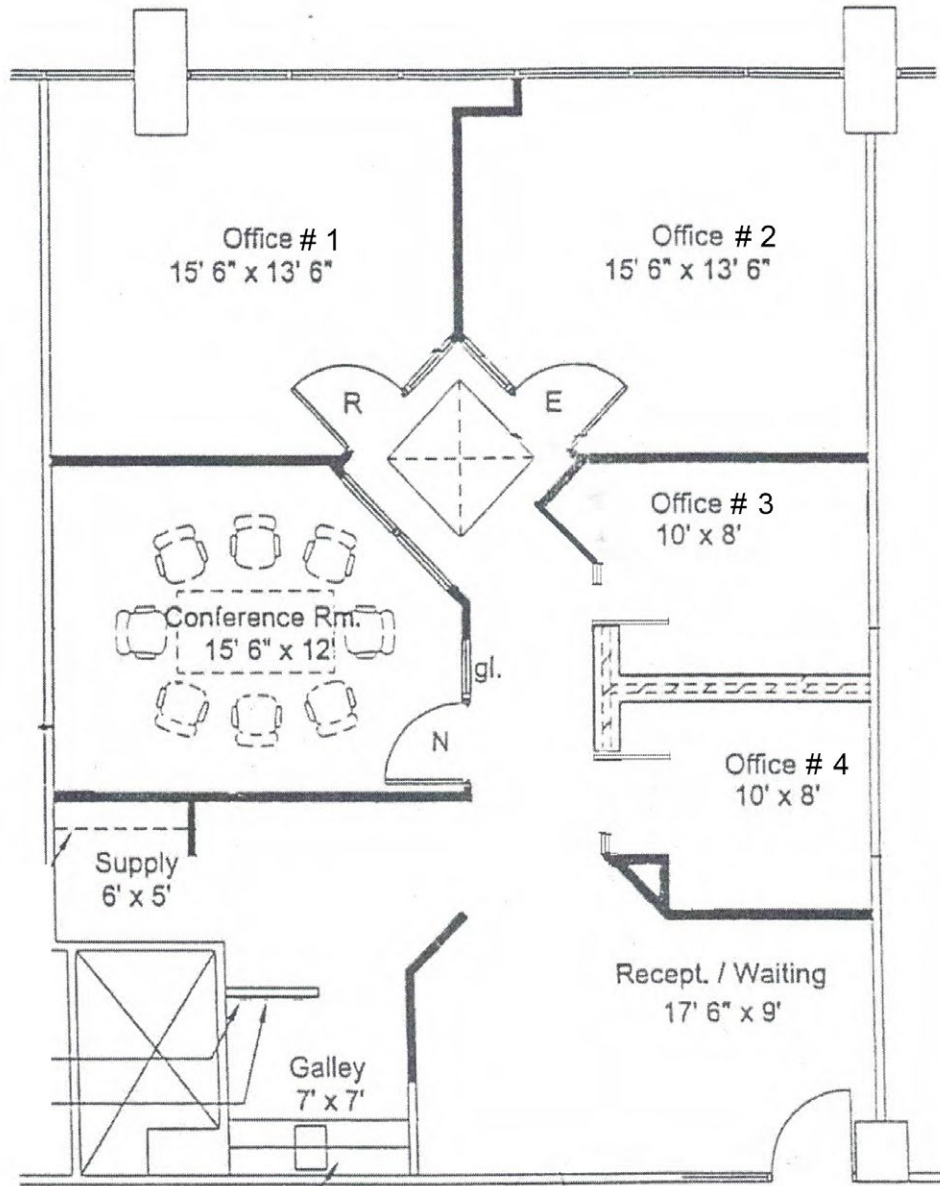
± 2,543 RSF



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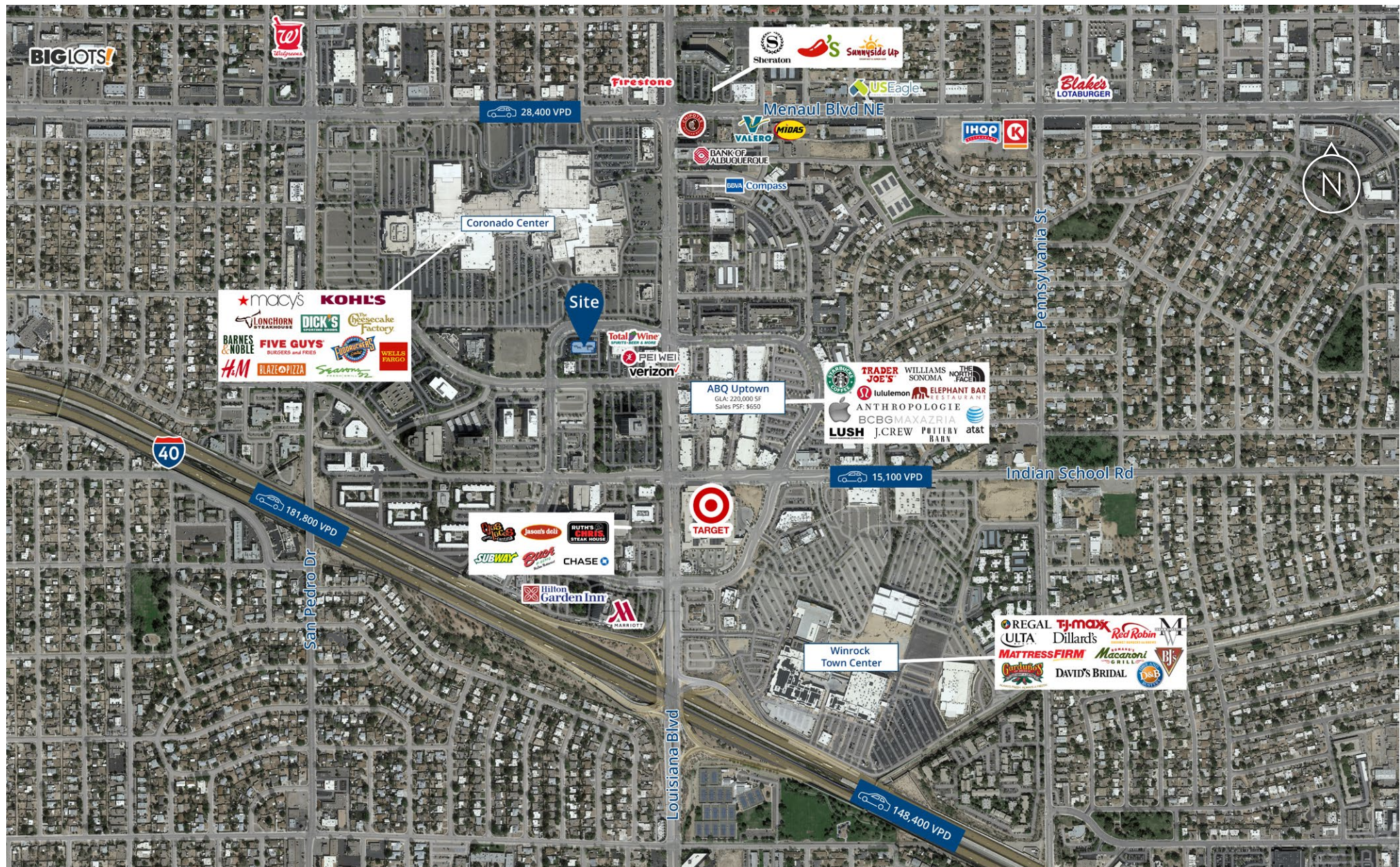
Suite 330 Floor Plan

± 1,392 RSF



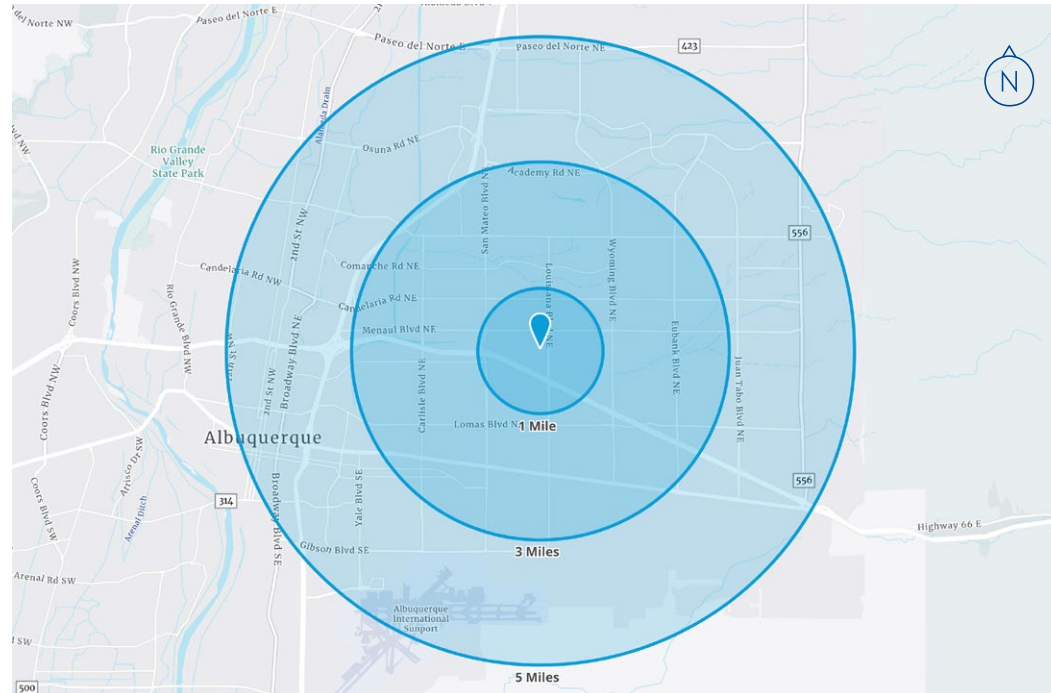
6605 Uptown Blvd NE | For Lease

Trade Area Aerial



Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	14,112	139,892	307,034
Households	6,837	64,753	141,124
Median Age	43.6	40.2	40.3
Average HH Income	\$81,414	\$79,731	\$87,120
Median HH Income	\$60,963	\$60,000	\$63,440



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